

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
November 28, 2006
7:30 PM

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: KEN LOMBARDI VICE CHAIR: STEVE WALLACE MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO, ALEX MCKINDRA

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

MINUTES

October 24, 2006

CONSENT ITEM

1. REQUEST FOR DETERMINATION OF GENERAL PLAN CONFORMANCE – WIDENING OF BUSKIRK AVENUE ADJOINING THE CONTRA COSTA SHOPPING CENTER (Continued from the November 14th meeting)

The Commission is requested to determine that the proposed widening of Buskirk Avenue, as envisioned by the Contra Costa Center Specific Plan, to arterial street standards as prescribed in the Circulation Element of the Pleasant Hill General Plan is in conformance with the General Plan. [Staff Report](#)

PUBLIC HEARING ITEM

1. UP 06-010, CORNERSTONE BAPTIST CHURCH, 363 CIVIC DRIVE

The applicant, Cornerstone Baptist Church, is requesting approval of Use Permit to allow a religious assembly use within the existing building located at 363 Civic Drive. The Use Permit request also includes a proposed shared parking facility for the church and the future tenant use, as well as parking on an adjacent site. The property is zoned *PAO – Professional & Administrative Office*.

[Staff Report](#)

ACTION ITEM

1. REQUEST FOR INTERPRETATION OF ZONING ORDINANCE – SECTION 18.20.05A (ACCESSORY STRUCTURES)

Staff is requesting that the Planning Commission make a determination of Section 18.20.050A (Accessory Structures) of the Zoning Ordinance which identifies the total floor area for accessory structures in Residential “R” zone districts.

[Staff Report](#)

DISCUSSION ITEMS

1. CITY-WIDE RESIDENTIAL AND NON-RESIDENTIAL DESIGN GUIDELINES SURVEY RESULTS

At the June 27, 2006 joint Planning Commission and Architectural Review Commission meeting, a study session was held to discuss preparation of Residential and Non-Residential City-Wide Design Guidelines. At the meeting, it was determined that further discussions on Design Guidelines should not continue until input is received from the public, to be obtained in the form of a public survey. A survey was conducted and the results are now being presented to the Commission.

[Staff Report](#)

2. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

3. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON DECEMBER 12, 2006

The next meeting of the Planning Commission will be a regular meeting on Tuesday, December 12, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to

review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Adjourn to a regular meeting of the Planning Commission on December 12, 2006, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.